

Exhibit A
Title Matters

1. License and Easement Agreement granted to the Inhabitants of the Town of Wayland dated May 17, 1955 and filed as Document No. 294238.
2. Easement and Restriction Agreement dated October 21, 1997 and recorded in Book 27793, Page 167 and filed as Document No. I 044682, as affected by Amendment to Easement and Restriction Agreement dated as of November 13, 2008 recorded in Book 53716, Page 187 and filed as Document No. 1516392, as further affected by Residential Area Amendment to Easement and Restriction Agreement dated as of December 21, 2011, recorded in Book 58135, Page 120 and filed as Document No. 1585316, and Commercial Area Amendment to Easement and Restriction Agreement dated as of December 21, 2011, recorded Book 58135, Page 150 and filed as Document No. 1585835.
3. Easements and agreements set forth in Order of Taking by the Town of Wayland dated October 25, 1999 and recorded in Book 30797, Page 5 and filed as Document No. 1141821.
4. Order of Sewer Betterment Assessments by Town of Wayland Wastewater Management District Commission dated June 2, 2000 recorded in Book 31496, Page 466 and Document No. 1159167.
5. Easement and Agreements set forth in deed dated December 18, 2000 and filed as Document No. 1159167.
6. Covenant for the benefit of the Commonwealth of Massachusetts, acting by and through Massachusetts Department of Transportation, dated September 27, 2011, recorded in Book 57537, Page 289 and filed as Document No. 1577267.
7. Notice of Agreement Running with the Land dated October 21, 2009 recorded in Book 53713, Page 30.
8. Supplemental Tax Agreement for Payment in Lieu of Taxes dated October 29, 2009 recorded in Book 53713, Page 25.
9. Easement from Twenty Wayland, LLC and Wayland Town Center, LLC to Boston Gas Company dated June 22, 2012 recorded in Book 59674, Page 49 and filed as Document No. 1609747.
10. Easement from Twenty Wayland, LLC and Wayland Town Center, LLC to NStar Electric Company dated June 14, 2012 recorded in Book 59729, Page 98 and filed as Document No. 1610662.

11. Access Easement and Agreement by and between the Massachusetts Bay Transportation Authority and Twenty Wayland, LLC dated June 19, 2012 recorded in Book 60172, Page 136.
12. Declaration of Easements, Covenants, and Restrictions by and between Twenty Wayland, LLC and Wayland Town Center, LLC dated October 23, 2012, recorded in Book 60431, Page 111 and filed as Document No. 1620720.
13. Notice of Variance dated March 3, 1966 recorded in Book 11106, Page 369 and Filed as Document No. 432097.
14. Notice of Variance dated August 19, 1966 recorded in Book 11238, Page 178 and filed as Document No. 437988.
15. Notice of Variance dated January 24, 1968 recorded in Book 11485, Page 436 and filed as Document No. 453682.
16. Notice of Variance dated March 25, 1969 recorded in Book 11661, Page 56 and filed as Document No. 464594.
17. Notice of Variance dated June 9, 1969 and filed as Document No. 467285.
18. Notice of Variance dated August 7, 1969 recorded in Book 11737, Page 155 and filed as Document No. 469385.
19. Notice of Variance dated April 2, 1970 recorded in Book 11853, Page 308 and filed as Document No. 476920.
20. Decision by the Wayland Board of Appeals dated March 30, 1981 recorded in Book 14336, Page 181 and filed as Document No. 611682.
21. Notice of Variance dated September 21, 1972 recorded in Book 12301, Page 678.
22. Notice of Variance dated June 28, 1973 recorded in Book 12491, Page 225.
23. Notice of Variance dated October 25, 1974 recorded in Book 12730, Page 520.
24. Notice of Variance dated November 12, 1975 recorded in Book 12902, Page 331.
25. Notice of Activity and Use Limitation dated October 21, 1997 recorded in Book 27793, Page 141 and filed as Document No. 1044681.
26. Notice of Activity and Use Limitation dated February 16, 1999 recorded in Book 29685, Page 511 and filed as Document No. 1093747.

27. Decision by Wayland board of Appeals dated April 6, 1999 recorded in Book 30147, Page 398 and filed as Document No. 1106049.
28. Order of Conditions recorded in Book 36152, Page 51.
29. Order of Conditions by the Wayland Conservation Commission dated June 28, 1973 recorded in Book 12502, Page 167.
30. Order of Conditions by the Wayland Conservation Commission dated October 21, 1975 recorded in Book 12892, Page 550.
31. Order of Conditions by the Wayland Conservation Commission dated October 5, 1996 recorded in Book 26764, Page 286 as affected by Certificate of Compliance recorded in Book 27977, Page 48.
32. Order of Conditions by Wayland Conservation Commission dated June 3, 1999 filed as Document No. 1132095 as amended by Order of Wayland Conservation Commission dated July 1, 1999 filed as Document No. 1132096.
33. Order of Conditions recorded in Book 48934, Page 277 and filed as Document No. 1434197 as affected by Certificate of Compliance recorded in Book 55704, Page 220.
34. Findings and Determination by the Town of Wayland Planning Board re: Application of Twenty Wayland, LLC for Concept Plan Determination for Mixed-Use Overlay District Project known as Wayland Town Center Project dated November 8, 2006 filed as Document No. 1573426 and recorded in Book 57283, Page 436.
35. Wayland Town Center Mixed-Use Project Master Special Permit, Special Permits and Site Plan Approvals Decision-Corrected dated January 17, 2008 as Amended January 24, 2008 filed as Document No. 1573427 and recorded in Book 57283, Page 436.
36. Wayland Town Center Mixed-Use Project Phase I Site Plan Submission 1 Approval Decision dated September 9, 2008 filed as Document No. 1573429 and recorded in Book 57283, Page 532.
37. Wayland Town Center Mixed-Use Project Phase I Site Plan Submission 2 Approval Decision dated November 7, 2008 filed as Document No. 1573433 and recorded in Book 57283, Page 574.
38. Wayland Center Mixed-Use Project Phase I Site Plan Submission 3 Approval Decision dated September 23, 2008 filed as Document No. 1573431 and recorded in Book 57283, Page 549.
39. Wayland Town Center Mixed-Use Project Phase I Site Submission 4 Approval Decision dated October 7, 2008 filed as Document No. 1573432 and recorded in Book 57283, Page 562.

40. Wayland Town Center Mixed-Use Aquifer Protection District Special permit Decision dated June 10, 2008 filed as Document No. 1573428 and recorded in Book 57283, Page 523.
41. The Certificate of Vote "Wayland Town Center Mixed Use Project" 400-440 Boston Post Road, Wayland, MA Route 20 Driveway Re-Alignment dated March 18, 2011 filed as Document No. 1573434 and recorded in Book 57283, Page 546.
42. The Certificate of Vote "Wayland Town Center Mixed Use Project" 400-440 Boston Post Road, Wayland, MA Revised Building Footprint Buildings 1 B, 1C, 2C, and 2D Phase I Site Plan Permit (Submission 2) that was issued on September 9, 2008 dated April 11, 2011 filed as Document No. 1573430 and recorded in Book 57283, Page 546.
43. Wayland's Wetlands and Water Resources Bylaw Chapter 194 Permit 400-440 Boston Post Road dated May 29, 2009, Revised May 28, 2010 dated May 28, 2010 filed as Document No. 1573436 and recorded in Book 57284, Page 22.
44. Superseding Order of Conditions filed as Document No. 1573435 and recorded in Book 57284, Page 1.
45. Wayland's Wetlands and Water Resources Bylaw Chapter 194 Permit 430 Boston Post Road dated July 12, 2011 filed as Document No. 1572708 and recorded in Book 57244, Page 80.
46. Order of Conditions filed as Document No. 1572709 and recorded in Book 57244, Page 90.
47. Notice of Activity and Use Limitation dated as of December 21, 2011 recorded in Book 58135, Page 87 and filed as Document No. 1585834. See also plan recorded as Plan No. 860 of 2011.
48. Order of Conditions recorded in Book 58813, Page 155 and filed as Document No. 1596515.
49. Order of Court approving subdivision shown on plan filed as Land Court Plan No. 17983-1 filed as Document No. 1600438.
50. Chapter 194 Permit issued by Town of Wayland Conservation Commission dated September 21, 2012 and recorded in Book 60178, Page 288.
51. Determination of Applicability by Massachusetts Department of Environmental Protection recorded in Book 60178, Page 298.
52. Easements set forth in deed from Twenty Wayland, LLC to Brendon Properties River Trail, LLC filed as Document No. 1661394 and recorded in Book 63078, Page 64.

53. Wayland Town Center Mixed-Use Project Site Plan Review Decision dated September 24, 2013 filed as Document No. 1665308 and recorded in Book 63286, Page 333.
54. Order of Conditions dated March 12, 2014 filed as Document No. 1669298 and recorded in Book 63523, Page 454.
55. Chapter 194 Permit dated March 12, 2014 filed as Document No. 1669309 and recorded in Book 63522, Page 543.